

ORDER RECEIVED FOR FILING

Date July 17, 1989
By Robert H. Haas

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - SW/S Reisterstown Road, 120' SE of the SW/S of Cedarmere Road (9428 Reisterstown Road) 4th Election District 3rd Councilmanic District Cohen Berger Partnership, et al Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the previously approved site plan in Case No. 88-413-A and to determine if Sign #3 as revised herein would qualify as an identification sign; and variances to permit a total of four (4) existing identification signs in a commercial center totalling 451.47 sq.ft. in lieu of the previously permitted 388 sq.ft. total, and to permit a sign 35 feet in height in lieu of the maximum permitted height of 25 feet, or, in the alternative, to permit a total of five (5) identification signs (totalling 555.47 sq.ft.), all as more particularly described in Petitioner's Exhibit 1.

The Cohen Berger Partnership, as Petitioners and property owner, and the Tenant, Heritage Chevrolet, Inc., by Steven B. Fader, General Counsel, appeared, testified and were represented by Julius W. Licher, Esquire. There were no Protestants.

Testimony indicated that the subject property, located at Reisterstown Road and Featherbed Lane, consists of 11.03 acres more or less, of which approximately 10 acres is zoned B.M. and 1 acre is zoned D.R. 10.5. Said property has been developed as an auto park and was the subject matter of a previous sign variance hearing in Case No. 88-413-A. On September 14, 1988 Petitioners were granted by the Board of Appeals four (4) identification signs for purposes of identifying Heritage Chev-

June 14, 1989

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haas
Zoning Commissioner

Julius W. Licher, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE SW/S Reisterstown Road, 120' SE of the SW/S of Cedarmere Road (9428 Reisterstown Road) 4th Election District - 3rd Councilmanic District Cohen Berger Partnership - Petitioners Case No. 88-413-SPHA

Dear Mr. Licher:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

C. M. Notarwitz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
cc: People's Counsel
File

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 89-491-SPHA

let, Subaru, Volkswagen, and Dodge, and two other business signs identifying a Chevrolet Used Cars dealership and a parts and service body shop.

Testimony indicated that Petitioners are expanding the number and types of cars sold in their dealership and would like to substitute the existing Chevrolet Used Cars sign with a Chevrolet GEO sign. The proposed sign totals 208 sq.ft., or 104 sq.ft. per side, while the original sign granted for the Chevrolet Used Cars was 208 sq.ft. per side or 416 sq.ft. total.

Testimony further indicated that the Dodge sign previously granted in Case No. 88-413-A would be modified to provide identification of the Dodge, Jeep and Eagle vehicles sold from the premises as set forth in Petitioner's Exhibit 2. At the hearing, Petitioners modified the height variance requested for said sign reducing its height to 27.5 feet instead of the originally requested 35 feet. Further, Petitioners modified the total square footage for said sign reducing it from 144 sq.ft. to 106.2 sq.ft. As a result, the total square footage for the five identification signs requested will be 518.47 sq.ft. in lieu of the originally requested 555.47 sq.ft. Petitioners reiterated the testimony presented at the original hearing concerning the need for the multi-identification signs to meet both Motor Vehicle Administration and Dealership requirements for multi-dealerships at the same site location. Petitioners contend that the granting of the variance will not result in any detriment to the public health, safety or general welfare and are within the spirit and intent of applicable regulations. Petitioners noted their request in this instance is substantially the same as the relief granted in the previous case as Petitioners are here mainly on a request for the modification of signs granted

in Case No. 88-413-A and to identify the additional types of vehicles being sold from the premises, specifically, GEO, Jeep and Eagle.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of June, 1989 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 88-413-A and to determine that Sign #3 as revised herein would qualify as an identification sign; and the Petition for Zoning Variance to

- 3 -

permit a total of five (5) identification signs totalling 518.47 sq.ft. and a sign height of 27.5 feet in lieu of the maximum permitted height of 25 feet for Sign #6, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall submit a revised plan of the proposed signage, including the revised Sign #6, and the revised calculations regarding the square footage of the signage granted herein.

3) The variances granted herein are limited to the use of the property as set forth in Petitioner's Exhibit 1, Page 2. If the subject property is used for any other purpose, a new hearing must be held prior to the placement of any signs on the property other than those permitted as a matter of right by the B.C.Z.R.

R. M. Notarwitz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date July 17, 1989
By Robert H. Haas

AMN:bjs

PETITION FOR ZONING VARIANCE * SPECIAL * HEARING # 89-491-SPHA # 390

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 413.2(e) to permit a total of four(4) identification signs(all existing) in a commercial center for a total square footage of 451.47 square feet in lieu of the previously permitted 388 square feet and from Section 413.2(d) to permit a sign 35 feet in height in lieu of 25 feet. Also, to amend the site plan to permit a sign #3 (as revised) would qualify as an I.D. sign and to amend the site plan in zoning case # 88-413-A to the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (Indicate hardship or practical difficulty)

- 1 - Signs 1, 2, 3, 4, 5 & 6 exist on the property pursuant to appropriate permits.
- 2 - Signs as shown are required as a condition of franchise agreements with the automobile manufacturer.
- 3 - Sign necessary to identify product in auto park setting.
- 4 - Sign required by Maryland Motor Vehicle Administration regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Tenant: Heritage Chevrolet, Inc.
(Type or Print Name)
By Steven B. Fader
Signature
Address: 9428 Reisterstown Road
Garrison, Maryland 21055
City and State

Attorney for Petitioner: Julius W. Licher
(Type or Print Name)
Signature
Address: 305 W. Chesapeake Avenue, #113
Towson, Maryland 21204
City and State

Attorney's Telephone No. (301) 321-0600
Address: 305 W. Chesapeake Ave., (301) 321-0600
Phone No. Address: TOWSON, MD 21204

CONTINUATION OF PETITION FOR ZONING VARIANCE
Petition for Zoning Variance # 89-491-SPHA
Petitioner: Julius W. Licher
Petitioner's Address: 305 W. Chesapeake Avenue, #113
Petitioner's City and State: Towson, Maryland 21204

Petitioner's Phone Number: (301) 321-0600

Petitioner's Email Address: None

Petitioner's Zip Code: 21204

Petitioner's County: Baltimore

Petitioner's State: Maryland

Petitioner's ZIP Code: 21204

Petitioner's County: Baltimore

Petitioner's State: Maryland

Petitioner's ZIP Code: 21204

Petitioner's County: Baltimore

Petitioner's State: Maryland

Petitioner's ZIP Code: 21204

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Petitioner's County: Baltimore

Petitioner's State: Maryland

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Cohen Berger Partnership
9426 Reisterstown Road
Towson, Maryland 21205

Date: 5/22/89
Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 89-491-SPHA
S/W/S Reisterstown Road, 120' SE of the S/W/S Cedarmere Road
(Heritage Auto Park)
4th Election District - 3rd Councilmanic
Legal Owner(s): Cohen Berger Partnership
Tenants: Heritage Chevrolet, Inc.

HEARING SCHEDULED: THURSDAY, JUNE 1, 1989 at 10:00 a.m.

Dear Petitioner(s):

\$127.32 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

and post set(s), there for each set not

No. 068013

P-01-615-000

AMOUNT \$ 127.32

RECEIVED FROM Cohen-Berger Part.

P-1A/b/6/1/89 hearing 89-491-SPHA

B B 029*****12732:a 101:F

VALIDATION OR SIGNATURE OF CASHIER

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RECEIVED FROM F

89-491-SPHA
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
29th day of March, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner's Cohen Berger Partnership Received by: James E. Dyer
Petitioner's Attorney Julie M. Lichten Esquire Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

3/31/89

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 390, Zoning Advisory Committee Meeting of March 28, 1989
Property Owner: Cohen Berger Partnership
Location: SW/S Reisterstown Rd, 1/2 SE of SW/S Cedarmere Rd District: 4
Water Supply: Metro Sewage Disposal: Metro

- COMMENTS ARE AS FOLLOWS:
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
 - (✓) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, obtain requirements for such installation(s) before work begins.
 - (✓) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
 - () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generator which has a total cooking surface area of five (5) square feet or more.
 - () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
 - () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, health saunas, whirlpools, hot tubs, water and sewage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 215.
 - () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
 - (✓) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
 - () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
 - () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
 - () Soil percolation tests, have been _____, must be _____, conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
 - () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
 - () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
 - () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
 - () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3880.
 - () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
 - (✓) Others Drainage from interior service bays is to be directed to sanitary sewer via oil separator.

G. A. Zeeba

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Julius W. Lichten, Esquire
305 W. Chesapeake Avenue, #113
Towson, MD 21204

RE: Item No. 390, Case No. 89-491-SPHA
Petitioner: Cohen Berger Prtsipal, et al
Petition for Zoning Variance

Dear Mr. Lichten:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If no comments from the remaining members are received, we will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
James E. Dyer
Chairman, Zoning Plans
Advisory Committee

JED:jw

Enclosures

cc: Heritage Chevrolet, Inc.
9428 Reisterstown Road
Garrison, MD 21055

LB-es

RECEIVED
Maryland Department of Transportation
State Highway Administration

MAR 28 1989

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

ZONING OFFICE

RE: Baltimore County
Heritage Auto Park
Zoning meeting 3/28/89
County Office Building
Towson, Maryland 21204
Att: James Dyer
Item # 390

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a total of four identification signs (all existing), in a commercial center for a total square footage of 451.47 in lieu of the previously permitted 388 square feet, to permit a sign 25' in height in lieu of the 25' permitted. Also, in the alternate, to permit a total of 5 identification signs (total 555.47 square feet), a special hearing to determine if sign #3 (as revised) would qualify as an I.D. sign and to amend site plan in zoning case #88-413-A, we offer the following:

We have forwarded this plan to our Highway Beautification Section (333-1642), for all comments relative to zoning.

Very truly yours,

Creston J. Mills Jr.
Creston J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

cc: Kidde Consultants Inc.
Mr. J. Ogle
Mrs. M. Benner

April 14, 1989

RECEIVED
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

ZONING OFFICE

RE: Sign: Sign Heritage
Auto Park
Item # 390

Dear Mr. Haines:
This letter is in answer to the letter from Mr. Creston Mills, Jr., Chief, Bureau of Engineering Access Permits dated March 23, 1989 to you concerning the above.

A representative from the Office of Highway Beautification Section, Mr. George Dawson has inspected the location for the proposed sign and found that it will be an on-premise sign. This office does not control an on-premise sign except if a determination is made that it is a traffic hazard. The sign cannot project into the State's Right-of-Way.

If there is any further information needed, please do not hesitate to contact this office.

Sincerely,

Mary I. Benner
Mary I. Benner
Acting Chief
Highway Beautification
Section

MIB:jsk
cc: Mr. George Dawson
Inspector - District #4
Brooklandville

My telephone number is (301) 333-1350

Teltypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 21, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building,
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Gentlemen:

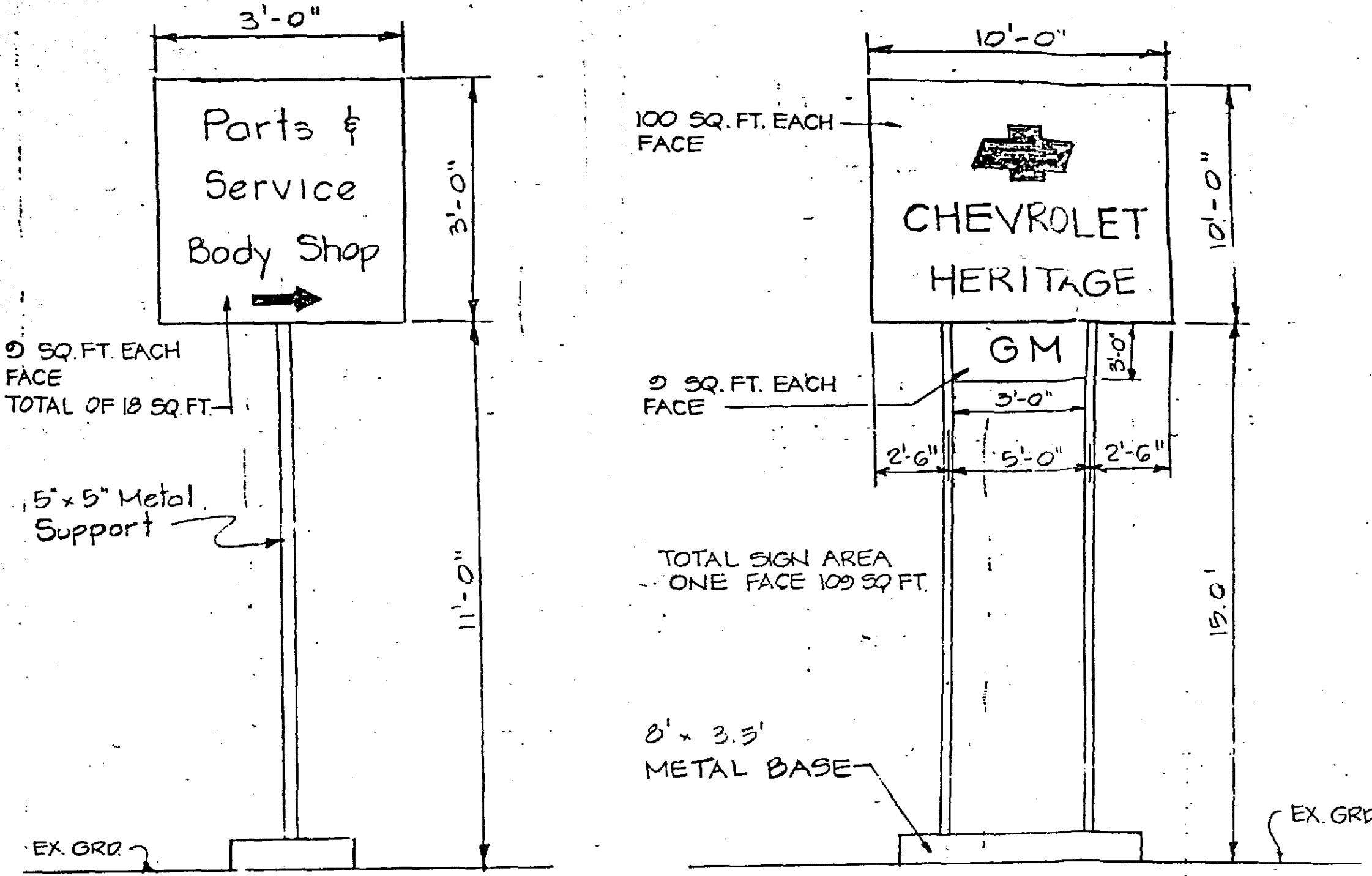
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

MSF/lab

RECEIVED
Michael S. Flanagan
Traffic Engineer Assoc. II

ZONING OFFICE

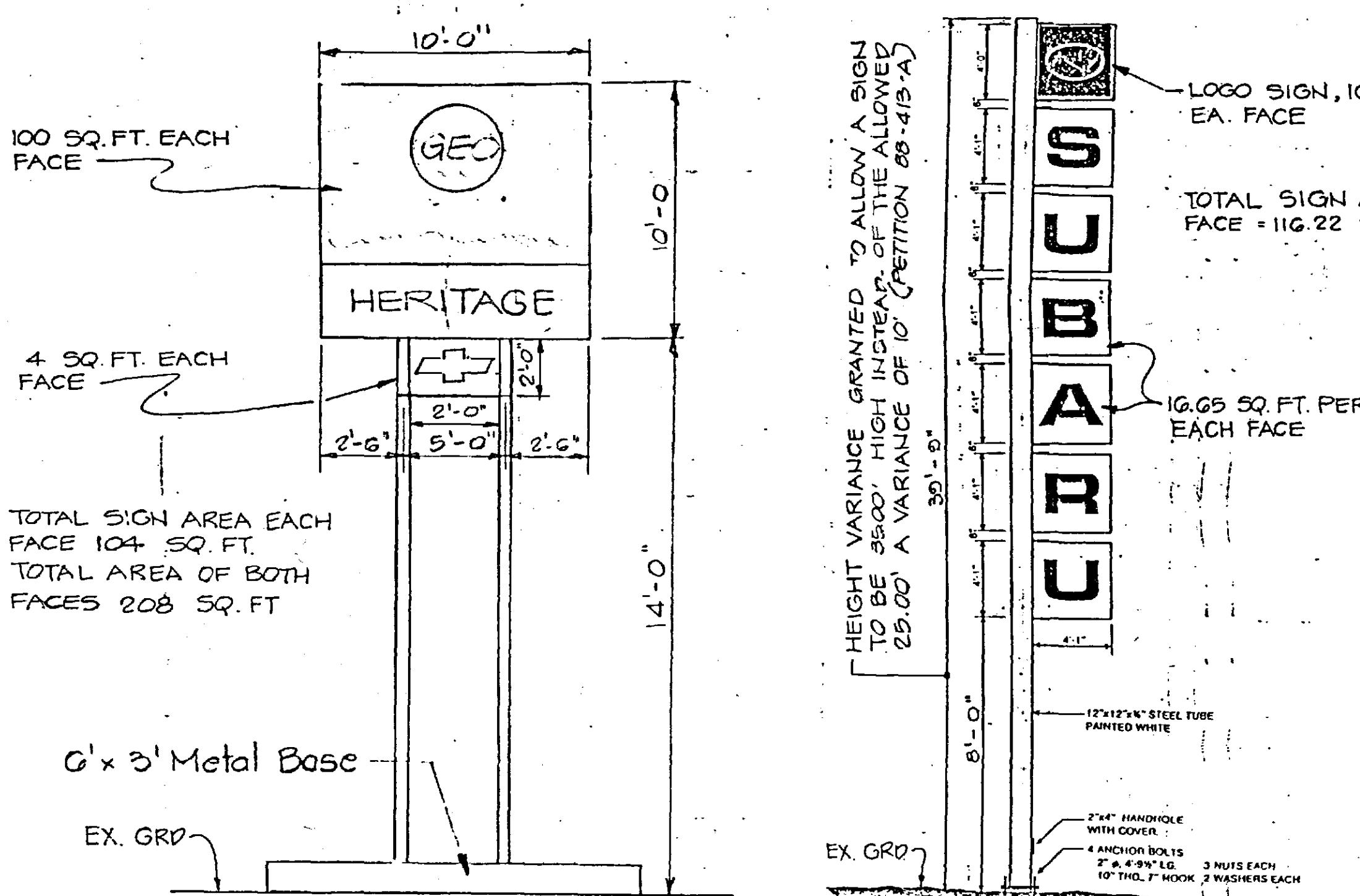


EXISTING SIGN #1
OTHER BUSINESS SIGN
N.T.S.

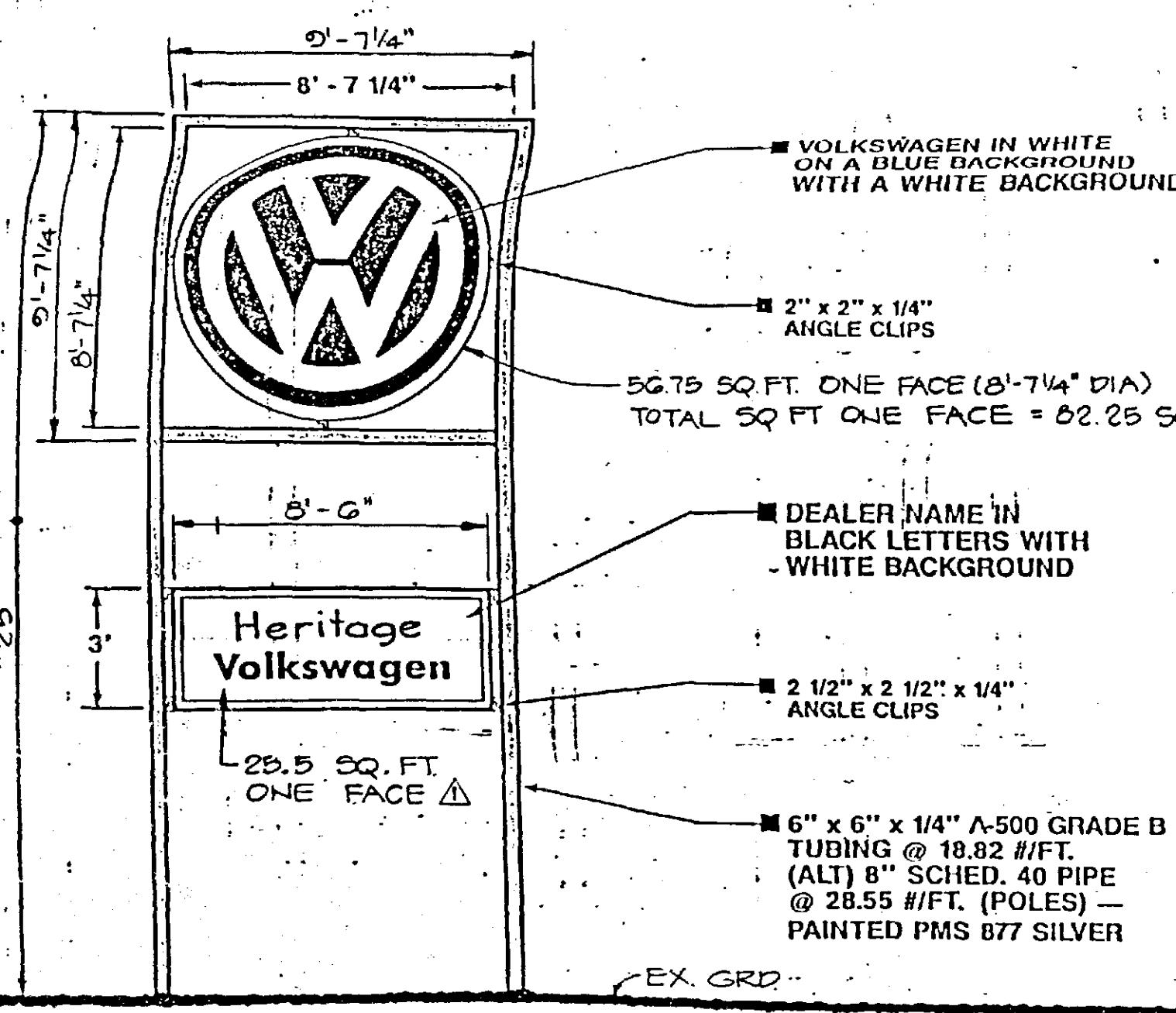
BETWEEN POLE DEALER IMPRINT SIGN

EXISTING SIGN #2
BUSINESS IDENTIFICATION SIGN △
N.T.S.

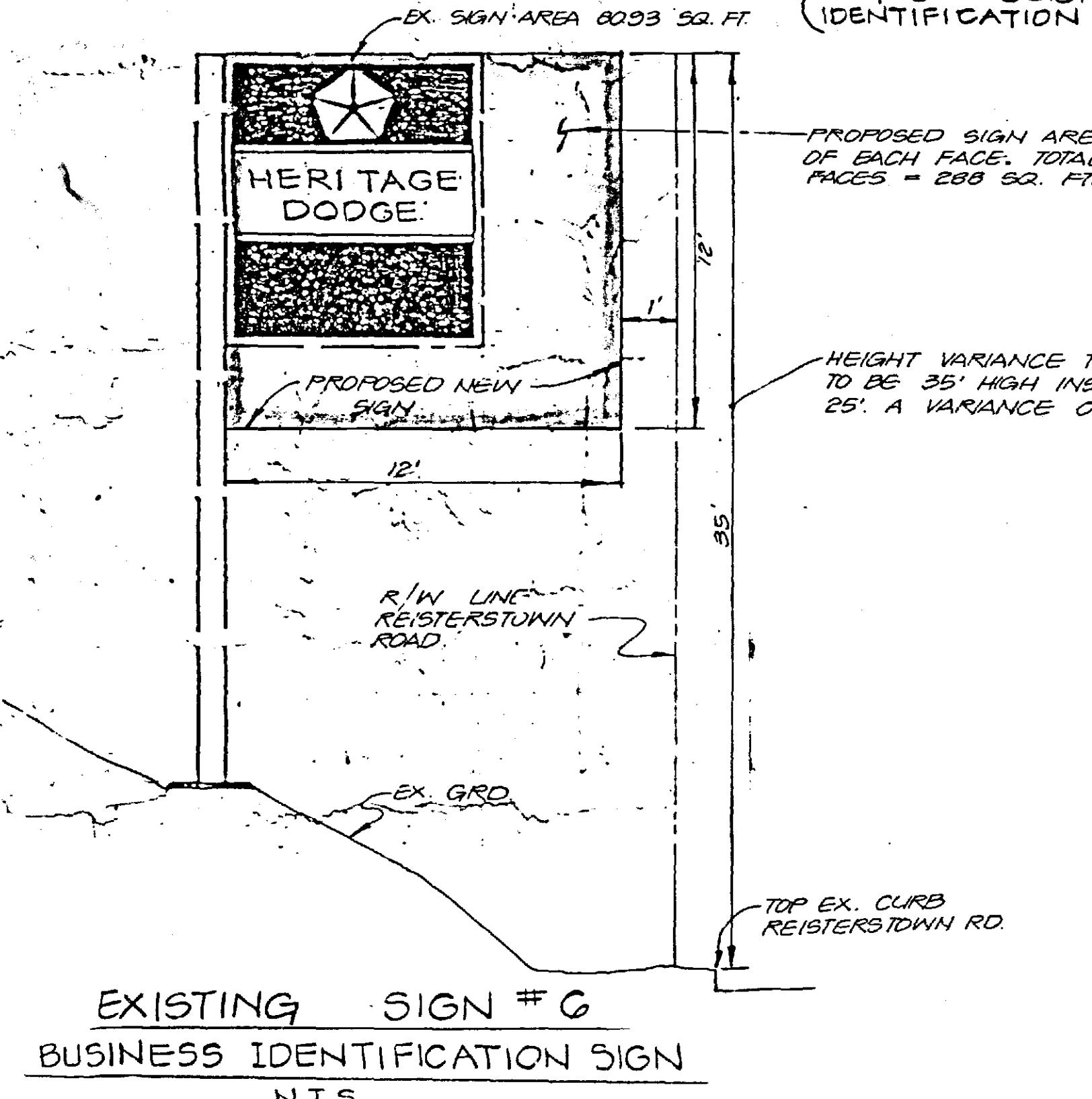
EXISTING SIGN #3
OTHER BUSINESS SIGN
N.T.S.



EXISTING SIGN #4
BUSINESS IDENTIFICATION SIGN
N.T.S.



PROPOSED SIGN #5
BUSINESS IDENTIFICATION SIGN
N.T.S.



EXISTING SIGN #6
BUSINESS IDENTIFICATION SIGN
N.T.S.

PROPOSED SIGN AREA = 144 SQ. FT.
OF EACH FACE. TOTAL AREA OF BOTH
FACES = 288 SQ. FT.

HEIGHT VARIANCE TO ALLOW A SIGN
TO BE 35' HIGH INSTEAD OF THE ALLOWED
25'. A VARIANCE OF 10'.

ALTERNATIVE 'A'		
SIGN NO	SIGN AREA EACH FACE	TOT. SIGN AREA BOTH FACES
EXISTING SIGN NO 1	0	0 SQ. FT.
EXISTING SIGN NO 3	104	208 SQ. FT.
TOTAL	113	226 SQ. FT.

BUSINESS IDENTIFICATION SIGNS	
SIGN NO	TOTAL SIGN AREA ONE FACE
EXISTING SIGN NO 2	109 SQ. FT.
EXISTING SIGN NO 4	116.22 SQ. FT.
PROPOSED SIGN NO 5	82.25 SQ. FT.
EXISTING SIGN NO 6 *	144.00 SQ. FT.
TOTAL	451.47 SQ. FT. *

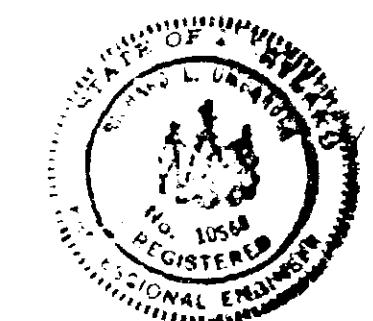
* SEE VARIANCES REQUESTED ON SHEET 1 OF 2

ALTERNATIVE 'B'	
SIGN NO	TOTAL SIGN AREA ONE FACE
EXISTING SIGN NO 2	109 SQ. FT.
EXISTING SIGN NO 3	104 SQ. FT.
EXISTING SIGN NO 4	116.22 SQ. FT.
PROPOSED SIGN NO 5	82.25 SQ. FT.
EXISTING SIGN NO 6 *	144.00 SQ. FT.
TOTAL	555.47 SQ. FT. *

* SEE VARIANCES REQUESTED ON SHEET 1 OF 2

ALT. 'B' - IF ZONING COMMISSIONER DETERMINES
THAT EXISTING SIGN NO 3 IS A BUSINESS IDENTIFI-
CATION SIGN v. OTHER BUSINESS SIGN.

- NOTES:
1. SEE SITE PLAN FOR SIGN LOCATIONS, SHEET 1 OF 2
2. SEE SHEET 1 OF 2 FOR SIGN NOTES



Drafting	DATE	REVISIONS
Check		
Design		
Check		

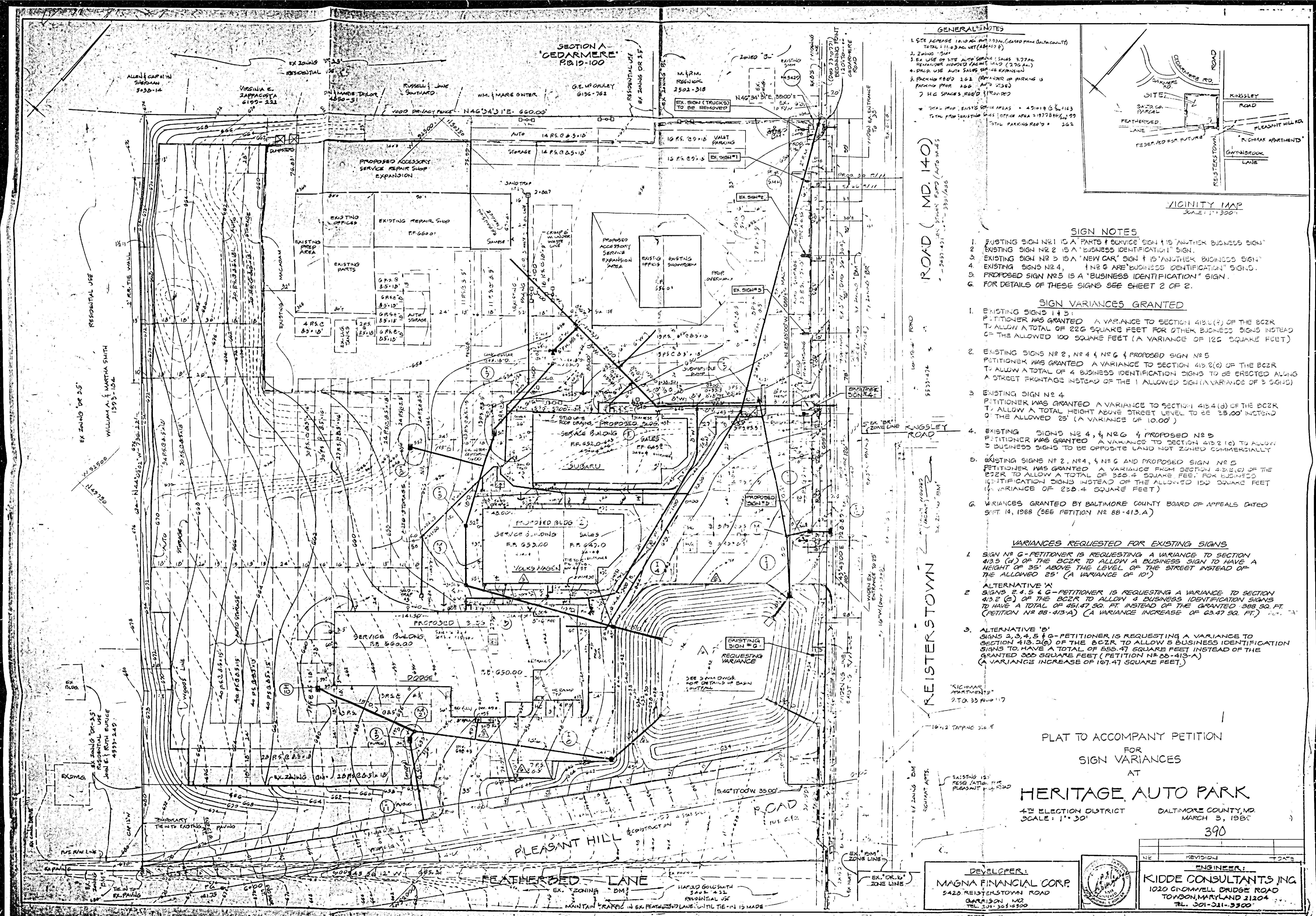
KIDDE CONSULTANTS, INC.

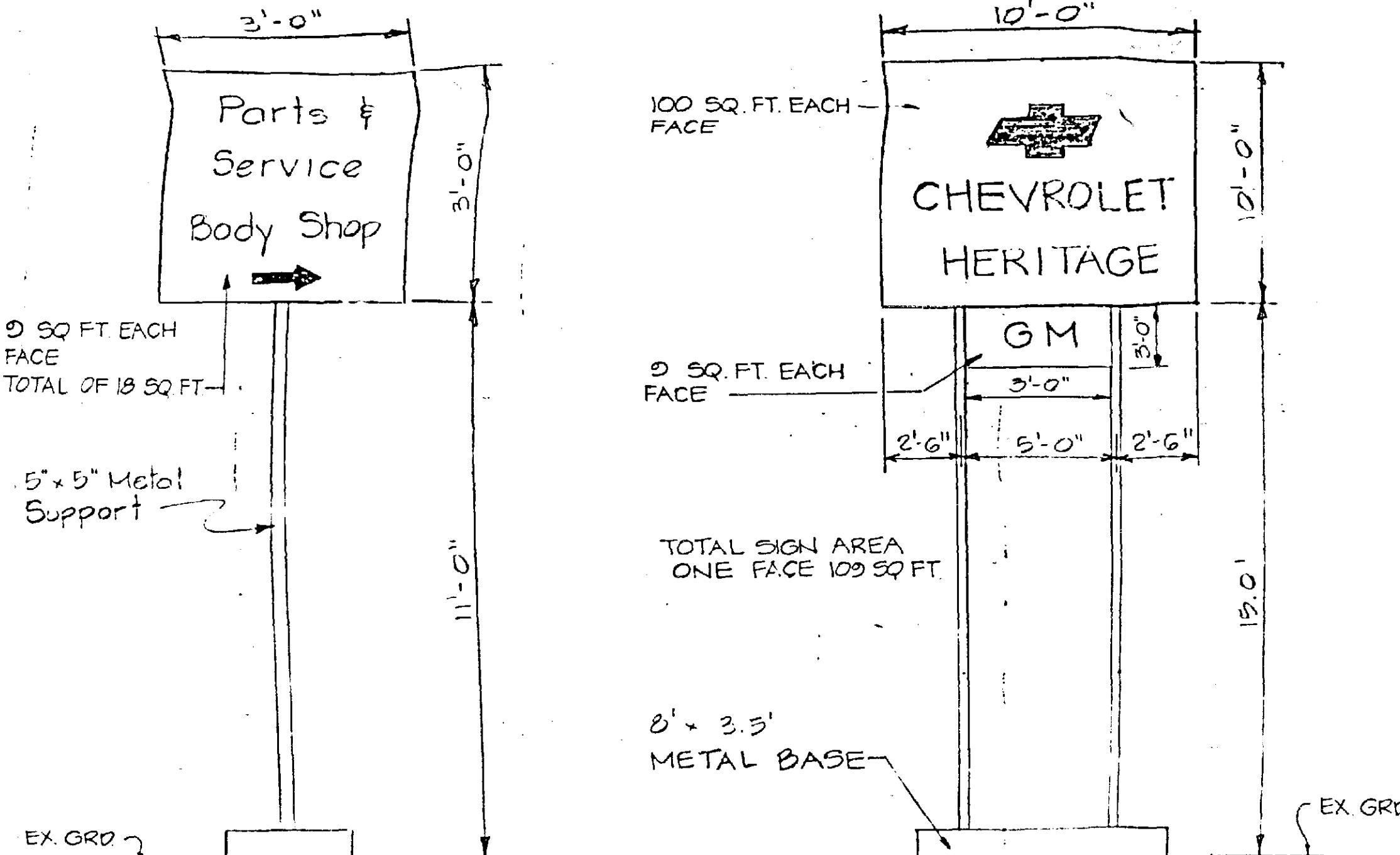
ENGINEERS • PLANNERS • SURVEYORS
1020 CROMWELL BRIDGE ROAD, BALTIMORE, MARYLAND 21204, 301-321-5500

DEVELOPER:
MAGNA FINANCIAL CORP.
3428 REISTERSTOWN ROAD
GARRISON MARYLAND

SIGN DETAILS
FOR
HERITAGE AUTO PARK
BALTIMORE COUNTY, MD
4 TH ELECTION DISTRICT

SHEET
2
OF
2
DATE
MARCH 3, 1989
SCALE
NOT TO SCALE
JOB
NUMBER





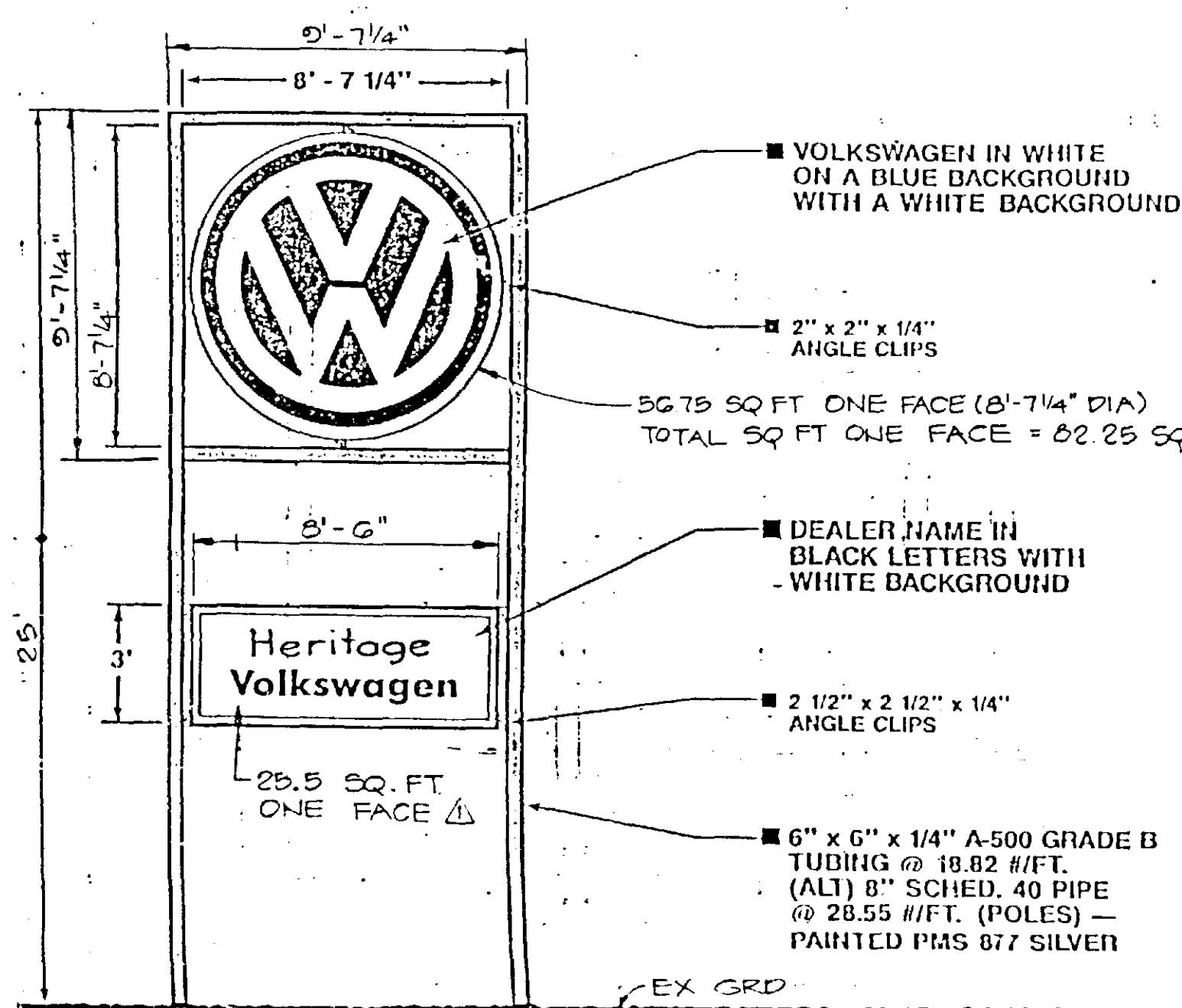
EXISTING SIGN #1
OTHER BUSINESS SIGN
N.T.S.

BETWEEN POLE DEALER IMPRINT SIGN

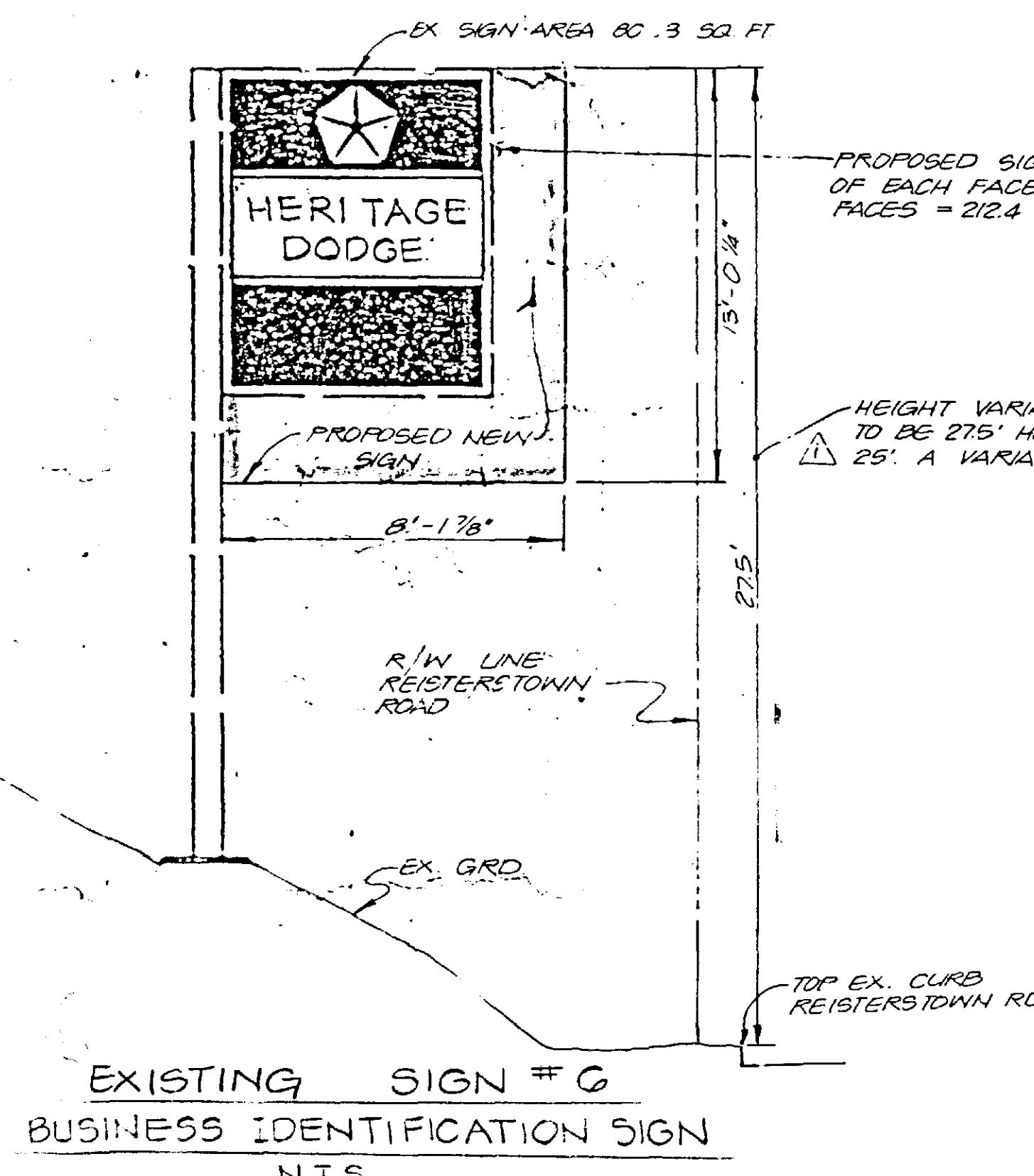
EXISTING SIGN #2
BUSINESS IDENTIFICATION SIGN
N.T.S.

EXISTING SIGN #3
BUSINESS IDENTIFICATION SIGN
N.T.S.

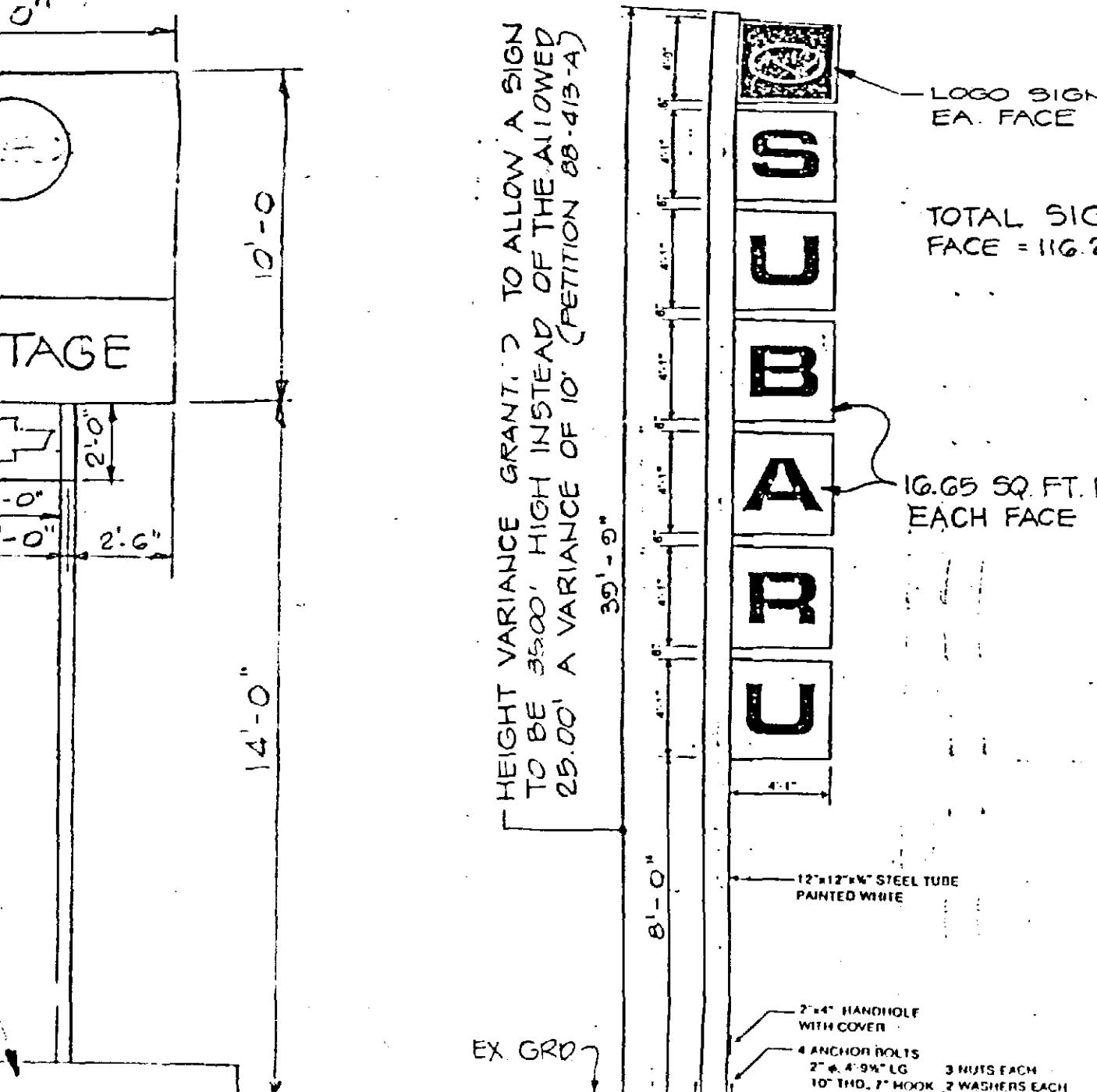
EXISTING SIGN #4
BUSINESS IDENTIFICATION SIGN
N.T.S.



PROPOSED SIGN #1
BUSINESS IDENTIFICATION SIGN
N.T.S.



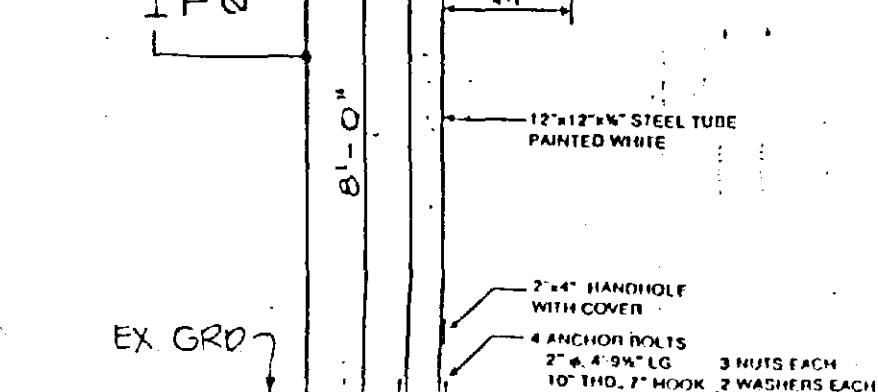
EXISTING SIGN #6
BUSINESS IDENTIFICATION SIGN
N.T.S.



HEIGHT VARIANCE GRANT TO ALLOW A SIGN
TO BE 35' HIGH INSTEAD OF THE ALLOWED
25'. A VARIANCE OF 10' (PETITION NO. 88-413-A)

TOTAL SIGN AREA ONE
FACE = 116.22 SQ. FT.

10.65 SQ. FT. PER LETTER
EACH FACE



EXISTING SIGN #4
BUSINESS IDENTIFICATION SIGN
N.T.S.

ALTERNATIVE 'A' OTHER BUSINESS SIGN		
SIGN NO	SIGN AREA EACH FACE	TOT. SIGN AREA BOTH FACES
EXISTING SIGN NO 1	0	0 SQ FT
EXISTING SIGN NO 3	104	104 SQ FT
TOTAL	104	104 SQ FT

DELETED

ALTERNATIVE 'B' BUSINESS IDENTIFICATION SIGNS		
SIGN NO	TOTAL SIGN AREA ONE FACE	TOT. SIGN AREA BOTH FACES
EXISTING SIGN NO 2	109 SQ FT.	109 SQ FT.
EXISTING SIGN NO 3	104 SQ FT.	104 SQ FT.
EXISTING SIGN NO 4	116.22 SQ. FT.	116.22 SQ. FT.
PROPOSED SIGN NO 5	82.25 SQ. FT.	82.25 SQ. FT.
EXISTING SIGN NO 6 *	106.20 SQ. FT. △	106.20 SQ. FT. △
TOTAL	517.67 SQ. FT. *△△	517.67 SQ. FT. *△△

* SEE VARIANCES REQUESTED ON SHEET 1 OF 2

ALTERNATIVE 'B' OTHER BUSINESS SIGN		
SIGN NO	SIGN AREA EACH FACE	TOT. SIG. AREA BOTH FACES
EXISTING SIGN NO 1	0	0 SQ FT
TOTAL	0	0 SQ FT

△ ZONING COMMISSIONERS ORDER OF JUNE 14,
1989 PETITION NO. 89-491 SPHA
THE VARIANCES GRANTED HEREIN ARE LIMITED
TO THE USE OF PROPERTY AS SET FORTH
IN PETITIONER'S EXHIBIT 1, PAGE 2. IF THE
SUBJECT PROPERTY IS USED FOR ANY OTHER
PURPOSE A NEW HEARING MUST BE HELD PRIOR TO THE
PLACEMENT OF ANY SIGNS ON THE PROPERTY
OTHER THAN THOSE PERMITTED AS A MATTER
OF RIGHT BY THE B.C.Z.R.

△ ALT. 'B' - THE ZONING COMMISSIONER HAS DETERMINED
THAT EXISTING SIGN NO 3 IS A BUSINESS IDENTIFI-
CATION SIGN V. OTHER BUSINESS SIGN.

NOTES:

- SEE SITE PLAN FOR SIGN LOCATIONS, SHEET 1 OF 2
- SEE SHEET 1 OF 2 FOR SIGN NOTES

Drafting	DATE	REVISIONS
Check	6-22-89	REV'D TITLE SIGN NO 3; REV'D SIGN NO 6; DELETED ALTERNATE 'A'; REV'D SIGN NO 6; ADDED NOTES TO SIGN NO 6
Design	7-17-89	REV'D SIGN NO 6; FOOTAGE ACT. "B" TABLE A

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DEVELOPER:
MAGNA FINANCIAL CORP.
4028 REISTERSTOWN ROAD
GARRISON MARYLAND

4 TH ELECTION DISTRICT

SIGN DETAILS
FOR
HERITAGE AUTO PARK
BALTIMORE COUNTY, MD.

SHEET
2
OF
2
NOT TO SCALE

